

RESOLUTION NO. 2014 – 110

RESOLUTION APPROVING THE PLAT OF DWAN BLUFF

WHEREAS, the City of Bloomington is a Municipal Corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City Council of the City of Bloomington has adopted subdivision regulations for the orderly, economic and safe development of land within the City; and

WHEREAS, the City Council has considered the application for a subdivision plat of DWAN BLUFF and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Bloomington hereby approves the subdivision plat of DWAN BLUFF, subject to the attached Conditions of Approval (Exhibit A).

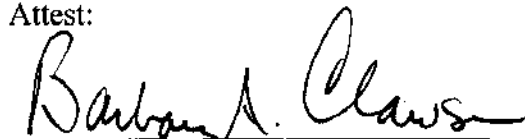
This resolution will expire two years from the date of adoption. If the aforesaid subdivision plat is not recorded with the appropriate offices of Hennepin County within two years, a new application will be required for subdivision approval by the City of Bloomington.

Passed and adopted this 13th day of October 2014.



Mayor

Attest:



Secretary to the Council

## **EXHIBIT A**

### **CONDITIONS OF APPROVAL – DWAN BLUFF**

- 1) A Petition, Waiver, and Agreement for construction of the public improvements (street, sidewalk, sanitary sewer, watermain, and storm sewer) must be signed by the property owner prior to recording the plat with Hennepin County;
- 2) A title opinion or title commitment that accurately reflects the state of the title of the property being platted dated within the past 6 months, must be provided;
- 3) Consent to plat forms must be provided for any mortgage companies with property interest;
- 4) Drainage and utility easements must be provided as follows: 10 feet along all street frontage and 5 feet along all interior lot lines;
- 5) A 10-foot sidewalk/bikeway easement must be provided along all street frontages;
- 6) Park Dedication must be satisfied;
- 7) A scenic easement as approved by the City Engineer, must be recorded for privately owned land below the 800 foot elevation;

and subject to the following conditions prior to issuance of a grading permit:

- 8) The Grading, Drainage, Utility, Erosion Control, Traffic Control, and Haul Route plans must be prepared or revised for approval by the City Engineer;
- 9) A Stormwater Management Plan meeting the requirements of the City of Bloomington Comprehensive Surface Water Management Plan must be provided for approval by the City Engineer;
- 10) A review from Lower Minnesota River Watershed District must be completed;
- 11) A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided;
- 12) An Erosion Control Bond must be provided;

and subject to following conditions prior to the issuance of a building permit:

- 13) Sewer Availability Charges (SAC) must be satisfied;
- 14) As-builts of the completed pond grading must be provided to the City Engineer;

and subject to the following ongoing conditions:

- 15) All construction stockpiling and staging must take place on-site and off of adjacent public streets and public rights-of-way;
- 16) All construction parking must take place within the plat boundaries;
- 17) Development must comply with the Minnesota State Accessibility Code;
- 18) All pickup, drop-off, loading and unloading occur on site and off of public streets;
- 19) Alterations to utilities be at the developer's expense;
- 20) Except where expressly allowed by the easement, structures may not be placed within public easements unless encroachment agreements are obtained;

and, while the use and improvements must comply with all applicable local, state and federal codes, the applicant should pay particular attention to the following Code requirements:

- 1) Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, MN State Fire Code Sec. 508); and
- 2) Landscape plan, including tree reforestation, must be revised to be Code compliant and must be approved by the Planning Manager and a landscape surety must be filed (Sec. 19.52 and 19.53).
- 3) Bluff Protection Overlay District standards apply to portions of lots below the 800 foot elevation above mean sea level (Sec. 19.38.11)
- 4) Existing septic tanks and well on the property must be demolished and/or capped as required in Section 15 of the City Code; and
- 5) A six foot wide sidewalk must be constructed on the north side of Overlook Drive as approved by the City Engineer consistent with the requirements of Sec. 21.301.04.



## Resolution Number 2014- 110

The attached resolution was adopted by the City Council of the City of Bloomington on October 13, 2014.

The question was on the adoption of the resolution, and there were 5 YEAS and 2 NAYS as follows:

| COUNCILMEMBERS:      | YEA                                 | NAY                                 | OTHER                    |
|----------------------|-------------------------------------|-------------------------------------|--------------------------|
| Gene Winstead        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Cynthia Bemis Abrams | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Jack Baloga          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Tim Busse            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Andrew Carlson       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Dwayne Lowman        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Jon Oleson           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

RESOLUTION ADOPTED.

ATTEST:  
  
Secretary to the Council